



Debra A. Dunning
Marshall County Assessor
COUNTY BUILDING, 112 W. JEFFERSON STREET RM. 307
PLYMOUTH, INDIANA 46563
(574)935-8525 GIS DATA www.co.marshall.in.us

March 6, 2017

Mr. Barry Wood
Department of Local Government Finance
Indiana Government Center North
100 N. Senate Avenue N 1058
Indianapolis, IN 46204

RE: Marshall County 2017 Pay 2018 Ratio Study Report

Mr. Wood,

Statistical studies were conducted on each neighborhood in Marshall County to determine if any adjustments were needed for this assessment year to both sold and unsold properties. Sales were used from January 1, 2016 thru December 31, 2016 in the annual adjustment process and their physical characteristics were reviewed to compare with their property record card. Marshall County has a consistent building permit system to allow us to physically inspect all new construction. We use IRMLS to update our physical characteristics on sold and unsold properties. We mail questionnaires to each buyer in an attempt to learn more about any special circumstances pertaining to that sale and in an attempt to update any remodeled properties to avoid over assessing an entire neighborhood. The physical characteristic information is analyzed for accuracy to determine if there are systematic errors in the calculations of the values in each neighborhood. Changes that have been found are believed to be unique to the parcel and not present or verifiable in most other parcels in the neighborhood. Pictometry photography is used to assist us in keeping our land use and buildings updated in our CAMA system. We are committed to using as many valid sales as possible.

We have also used as many multi-parcel sales as possible and have a tab called "Multi-Parcel Sales" for identification.

Two (2) validation changes were made during the compilation of the 2017 Ratio Study and are identified on the tab name "Validation Changes" for you to review and reconcile.

As we have done in previous years, Marshall County has a group (tab) named "Jellystone" which is the Yogi Bear Campground in West Township. Jellystone has been stratified from West Residential since we feel that these values should not be equalized with other West Township sales. The market values of these camping lots do not influence other West Township neighborhoods and should stand on their own.

Land Order

Marshall County completed the Land Order for 2017 Pay 2018 and vacant land sales were reviewed to determine land values. For those areas with no vacant land sales, the extraction method was used. New base rates were developed for residential neighborhoods where sales indicated a change was needed. Commercial areas were reviewed and we found several neighborhoods needed adjustments to reflect similar locations and uses of land. New land base rates were established to reflect valid sale prices in each of the uses.

The following are notes regarding our Ratio Study:

Residential Improved - Green, Tippecanoe, and Walnut Townships combined study due to lack of sales and similarities in markets.

Residential Vacant - County wide study was conducted due to lack of sales.

Commercial Improved - County wide study was conducted due to lack of sales.

Commercial Vacant - No study due to lack of sales.

Industrial Improved - No study due to lack of sales.

Industrial Vacant - No study due to lack of sales.

Hopefully this brief narrative will assist you in the review of the Marshall County 2017 Ratio Study. If you have any questions, please contact me at 574-935-8576, debbied@co.marshall.in.us or Peter Paul, Marshall County Deputy at 574-935-8524, petep@co.marshall.in.us.

Respectfully submitted,

Debra A. Dunning
Marshall County Assessor